071.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,079,500 / 1,079,500
					USE VALUE:	1,079,500 / 1,079,500
					ASSESSED:	1,079,500 / 1,079,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOSCATEL ADAM D &
Owner 2:	MOSCATEL JULIE R
Owner 3:	
Street 1:	50 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FEENEY SULLIVAN KATE/BRIAN -
Owner 2:	TR/ 50 BEVERLY RD TRUST -
Street 1:	50 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2588 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9126.000	593,900		485,600	1,079,500
Total Card	0.210	593,900		485,600	1,079,500
Total Parcel	0.210	593,900		485,600	1,079,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.12 | /Parcel: 417.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 45070

GIS Ref

GIS Ref

Insp Date 10/22/18

!6025!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	594,000	0	9,126.	485,600	1,079,600	1,079,600	Year End Roll	12/18/2019
2019	101	FV	461,900	0	9,126.	485,600	947,500	947,500	Year End Roll	1/3/2019
2018	101	FV	461,900	0	9,126.	416,300	878,200	878,200	Year End Roll	12/20/2017
2017	101	FV	461,900	0	9,126.	388,500	850,400	850,400	Year End Roll	1/3/2017
2016	101	FV	445,200	0	9,126.	333,000	778,200	778,200	Year End	1/4/2016
2015	101	FV	443,000	0	9,126.	298,300	741,300	741,300	Year End Roll	12/11/2014
2014	101	FV	443,000	0	9,126.	276,100	719,100	719,100	Year End Roll	12/16/2013
2013	101	FV	443,000	0	9,126.	263,300	706,300	706,300		12/13/2012

PRINT

Date	Time
12/10/20	20:50:31

LAST REV

Date	Time
06/11/19	10:11:59

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6025

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEENEY SULLIVAN	1478-30		8/28/2015		875,000	No	No		
FEENEY SULLIVAN	1324-150		8/18/2006	Family	1	No	No		
SULLIVAN ALICE	1315-138		2/22/2006	Family	1	No	No		
SULLIVAN JAMES	1278-139		12/16/2003	Family		No	No		
MULLANE JOHN J-	1269-10		6/2/2003	Family	1	No	No		
	1041-104		3/1/1988		177,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2019	212	Insulate	3,400	C				
9/22/2010	2038	Sun Room	6,000					3 SEASON
12/9/2005	1136	New Buil	190,000			G7	GR FY07	DEMO EXISTG SF, CO
9/26/2001	704	Redo Kit	10,000	C				REM KIT/BATH-DEMO

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	BS	Barbara S
5/3/2016	Sales Review	PT	Paul T
3/7/2009	Meas/Inspect	197	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
5/22/2006	Permit Visit	BR	B Rossignol
4/20/2000	Inspected	243	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Measured	267	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45070
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9126		Sq. Ft.	Site		0	70.	0.76	4									485,644						485,600	

Total AC/HA: 0.20950 | Total SF/SM: 9126 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,644 | Spl Credit | Total: 485,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	5.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05571866
Const Adj.:	0.99693000
Adj $ / SQ:	131.560
Other Features:	121908
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625828
Depreciation:	31917
Depreciated Total:	593911

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 6				Baths: 2		HB 1		

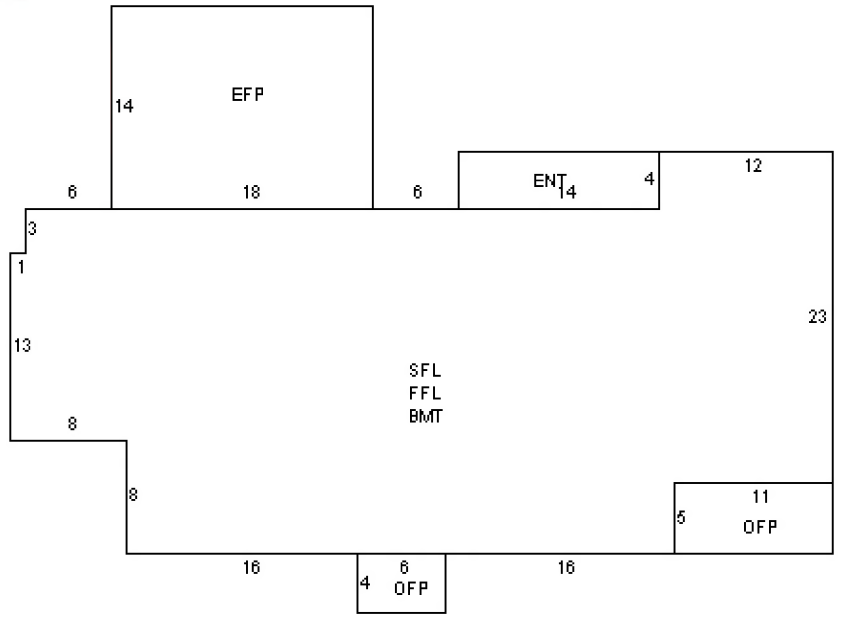
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	6	
Totals			
1	9	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.19
Special Features:	0	Val/Su Net:	148.10
Final Total:	593900	Val/Su SzAd	229.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,294	131.560	170,238
SFL	Second Floor	1,294	131.560	170,238
BMT	Basement	1,035	39.470	40,857
EFP	Enclos Porch	252	37.910	9,554
OFP	Open Porch	79	37.270	2,944
ENT	ENTRY	56	26.320	1,474
	Net Sketched Area:	4,010	Total:	395,305
Size Ad	2588	Gross Are	4269	FinArea 2588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: